

Allegheny County
Valerie McDonald Roberts
Recorder of Deeds
Pittsburgh, PA 15219



60 2004 00004461

Instrument Number: 2004-4461

As

Recorded On: February 13, 2004

Deed Lease

Parties: CHAMBERS DEVELOP CO INC

To FAIRMAN DRILLING CO

Number of Pages: 7

Comment: TERM OIL & GAS LEASE

**** Examined and Charged as Follows: ****

Deed Lease	45.00	Add # of Pages > 4 @ 2.00	4.00
Total Recording:	49.00		

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded
in the Recorder's Office in Allegheny County, PA

File Information:

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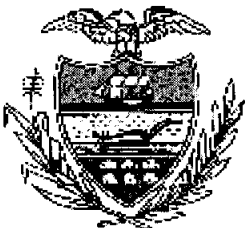
Record and Return To:

MEGAN HARMON ESQ

SCHNADER HARRISON SEGAL & LEWIS L L P

120 5TH AVE STE 2700

PITTSBURGH PA 15222



Valerie McDonald-Roberts Recorder of Deeds

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TERMINATION OF OIL AND GAS LEASES

This Termination of Oil and Gas Lease is made this 2 day of December, 2003, by and between Chambers Development Company, Inc., a Delaware corporation, hereinafter referred to as "Chambers",

And

Fairman Drilling Company, a Pennsylvania corporation, hereinafter referred to as "Fairman" and Huntley and Huntley, Inc., a Pennsylvania corporation, hereinafter referred to as "Huntley".

WHEREAS, Chambers is the owner of that certain property in the Township of North Versailles, County of Allegheny, and Commonwealth of Pennsylvania, more fully described as the first described parcel in the Deed by which Chambers acquired title from Dorothy G. Naser, also known as Dorothy Naser, widow; Mary M. Whiting, formerly Mary McKeever, widow; Mary Jane Collins and Edward Collins, her husband; Lavina P. Collins and Robert Collins, her husband; George C. Blissman, Jr., Executor of the Estate of Elizabeth Naser, deceased, dated January 25, 1993 and recorded on February 2, 1993 at DBV 8900, p 568 (conveying block and lot 645-C-45). A copy of the legal description of said property is attached hereto as Exhibit "A", hereinafter referred to as the "Property"; and

WHEREAS, at the time that Chambers acquired the Property, the Property was subject to an Oil and Gas Lease dated September 12, 1986 and recorded with the Allegheny County Recorder of Deeds at DBV 7394 page 429 and an Oil and Gas Lease dated February 3, 1987 and recorded with the Allegheny County Recorder of Deeds at DBV 7514 page 107; Industrial Fuel Consultants, Inc., hereinafter referred to as "IFC", is the Lessee of both of the aforesaid Oil and Gas Lease, hereinafter sometimes collectively referred to as the "IFC Leases"; and

WHEREAS, IFC assigned certain interests in the IFC Leases to Enamel Products and Plating, Co., hereinafter referred to as "Enamel Products", pursuant to an Assignment dated March 20, 1987, and recorded with the Allegheny County Recorder of Deeds at DBV 7550 page 348; and

WHEREAS, IFC assigned the IFC Leases to Enamel Products, pursuant to an Agreement of Assignment dated February 4, 1988, and recorded with the Allegheny County Recorder of Deeds at DBV 7981 page 585, hereinafter sometimes referred to as the "Enamel Products Assignment"; and

WHEREAS, the Enamel Products Assignment was amended by an Amendment to Agreement of Assignment dated June 22, 1989, by and between IFC and Enamel Products and recorded with the Allegheny County Recorder of Deeds at DBV 3052 page

157, hereinafter sometimes referred to as the "Enamel Products Assignment Amendment"; and

WHEREAS, Chambers and Enamel Products entered into that certain Ratification dated August 24, 1995 and recorded on September 26, 1995 with the Allegheny County Recorder of Deeds at DBV 9547 page 5, hereinafter referred to as the "Ratification", whereby Chambers ratified and confirmed Enamel Product's interest in the IFC Leases and referenced a letter agreement which may have granted certain oil and gas lease rights to Huntley; and

WHEREAS, Enamel Products assigned all of its right, title and interest in and to the IFC Leases including all of the aforesaid amendments and modifications thereto to Fairman, pursuant to an Assignment dated September 1, 1995, and recorded with the Allegheny County Recorder of Deeds on October 6, 1995 at DBV 9556 page 237; and

WHEREAS, to the extent that the IFC Leases have not already terminated by their own terms, the parties desire to terminate any and all interests which Fairman and/or Huntley may have by virtue of the IFC Leases, including all of the aforesaid assignments, amendments, modifications and/or ratifications thereto.

NOW THEREFORE, intending to be legally bound hereby, the parties agree as follows:

1. The recitals set forth above are incorporated herein as if set forth at length.
2. The parties hereto acknowledge and confirm that the aforesaid IFC Leases including all assignments, amendments, modifications and/or ratifications thereto have terminated.
3. The parties hereto, for and on behalf of themselves, their successors and assigns, do hereby forever release, terminate and extinguish the aforesaid IFC Leases including all assignments, amendments, modifications and/or ratifications thereto.
4. The above notwithstanding, nothing herein is intended to, nor shall it, limit or terminate the obligation of any lessee and/or assignee of the subject Oil and Gas Leases, including all amendments, modifications and/or ratifications thereto, to comply with all governmental regulations and requirements, bond obligations and/or other obligations with respect to the "capping" and/or removal of gas or oil wells, including all facilities used in connection therewith.

IN WITNESS THEREOF, the parties hereto have set their hands and seals on the dates herein set forth.

ATTEST:

Sharon A. Gynorich

Memo to RWD
CHAMBERS DEVELOPMENT
COMPANY, INC.

By: *[Signature]*

ATTEST:

Lori L. Pence

FAIRMAN DRILLING COMPANY

By: *[Signature]*

ATTEST:

[Signature]

HUNTLEY AND HUNTLEY, INC.

By: *[Signature]*

STATE OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

On this, the 11th day of FEBRUARY, 2004 before me, a notary public, the undersigned officer, personally appeared MICHAEL T. RIND, who acknowledged himself to be a duly authorized officer and representative of Chambers Development Comp[any, Inc.], a Delaware corporation, and that he, as such officer or representative, executed the foregoing instrument for the purposes contained therein by signing on behalf of the corporation as a duly authorized officer or representative.

In Witness Whereof, I hereunto set my hand and official seal.

My commission expires: September 20, 2004

Sheresa A. DoyKorch
Notary Public

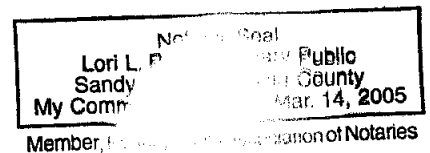
COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF Clearfield)

On this, the 2nd day of December, 2003 before me, a notary public, the undersigned officer, personally appeared Ronald L. Fairman, who acknowledged himself to be a duly authorized officer and representative of Fairman Drilling Company, and that he, as such officer or representative, executed the foregoing instrument for the purposes contained therein by signing on behalf of the corporation as a duly authorized officer or representative.

In Witness Whereof, I hereunto set my hand and official seal.

My commission expires: 3/14/05

Lori L. Pence
Notary Public



ALL THAT CERTAIN PARCEL OF LAND situate in the Township of North Versailles, County of Allegheny and Commonwealth of Pennsylvania, being bounded and described as follows.

BEGINNING at a point in the center line of Naser Road, 33 feet wide at the Southwesterly corner of land now or formerly of Elizabeth Naser ("Dix Farm Lot"); thence along the center line of Naser Road South 83 degrees 24' 03" West 2274.99 feet to line of land now or formerly of Ellen Franci; thence along line of land now or formerly of Ellen Franci; thence along line of land now or formerly of Ellen Franci the following five (5) courses and distances:

- (1) North 06 degrees 35' 57" West a distance of 200 feet;
- (2) South 83 degrees 24' 03" West a distance of 75.00 feet;
- (3) South 06 degrees 35' 57" East a distance of 50.00 feet;
- (4) South 83 degrees 24' 03" West a distance of 25 feet; and
- (5) South 06 degrees 35' 57" East a distance of 150.00 feet to a point in the center line of Naser Road, aforesaid;

thence along the center line of Naser Road South 83 degrees 24' 04" West a distance of 461.41 feet to a point; thence North 65 degrees 33' 57" West a distance of 380.60 feet to a point on line of land now or formerly of St. Joseph's Cemetery of North Versailles Township; thence along said line of land now or formerly of St. Joseph's Cemetery of North Versailles Township the following four (4) courses and distances:

- (1) North 35 degrees 26' 03" East a distance of 68.70 feet;
- (2) South 67 degrees 53' 57" East a distance of 81.90 feet;
- (3) North 27 degrees 06' 03" East a distance of 834.80 feet; and
- (4) North 18 degrees 58' 57" West a distance of 197.60 feet to a point on line of land now or formerly of Grandview Cemetery Association;

thence along line of land now formerly of Grandview Cemetery Association the following four (4) courses and distances:

- (1) North 33 degrees 08' 47" East a distance of 2029.10 feet;
- (2) North 15 degrees 50' 13" West a distance of 808.50 feet;
- (3) North 00 degrees 38' 47" East a distance of 1154.30 feet; and
- (4) North 29 degrees 20' 13" West a distance of 662.50 feet to a point on the Westerly line of a township road 33' feet wide as shown on the John Grazier Plan of Lots of record in Plan Book Volume 4, page 312;

thence along same the following nine (9) courses and distances:

- (1) South 37 degrees 40' 40" East a distance of 528.36 feet;
- (2) South 31 degrees 04' 07" East a distance of 104.47;
- (3) South 31 degrees 34' 33" East a distance of 345.84;
- (4) South 21 degrees 28' 02" East a distance of 198.11 feet;
- (5) South 43 degrees 55' 57" East a distance of 187.89 feet;
- (6) South 15 degrees 49' 41" East a distance of 68.70 feet;
- (7) South 22 degrees 18' 06" East a distance of 141.29 feet;
- (8) South 46 degrees 54' 13" West a distance of 183.01 feet and
- (9) South 16 degrees 26' 11" West a distance of 323.14 feet to a point;

thence by a line in part along the Southerly line of Lot 46 in the John Grazier Plan South 75 degrees 12' 53" East a distance of 224.06 feet to a point on the Easterly line of Fallows Avenue as laid out in said plan; thence along the Easterly line of Fallows Avenue North 22 degrees 15' 04" East a distance of 69.97 feet to a point on the Southerly line of a street 40 feet wide as laid out in the John Grazier Plan aforesaid; thence along the Southerly line of said 40 foot wide street the following two (2) courses and distances:

- (1) North 69 degrees 14' 51" East a distance of 268.19 feet; and
- (2) North 52 degrees 31' 03" East a distance of 420.04 feet to a point on the Easterly line of Ridge Avenue 40 feet wide as shown on the John Grazier Plan aforesaid;

thence along the Easterly line of Ridge Avenue North 22 degrees 18' 06" West a distance of 9.95 feet to a point on the Southerly line of Lot No. 113 in the John Grazier Plan of Lots; thence along the Southerly line of Lot No. 113 in the John Grazier Plan North 67 degrees 41' 54" East a distance of 387.60 feet to a point on line of land now or formerly of G. C. Blissman; thence along line of land now or formerly of Blissman South 55 degrees 25' 06" East a distance of 458.89 feet; thence continuing along same South 24 degrees 48' 06" East a distance of 1279.66 feet; thence in part continuing along line of land now or formerly of G. C. Blissman and in part along line of land now or formerly of Precise Plastics, Inc., South 06 degrees 13' 49" West a distance of 1634.07 feet to a point on line of land now or formerly of Elizabeth Naser aforesaid; thence along same South 83 degrees 24' 03" West 569.25 feet; thence continuing along same South 17 degrees 35' 57" East 660.00 feet to a point in the center line of Naser Road at the point of beginning.

This description was prepared in accordance with a Survey made by Pedersen and Pedersen for Chambers Development Co., Inc., dated February 27, 1992.

BEING part of the property designated as Block 645-C, Lot 45 in the Office of Deed Registry of Allegheny County, Pennsylvania.

